HOUSING NOW
Winnipeg CMA

CANADA MORTGAGE AND HOUSING CORPORATION

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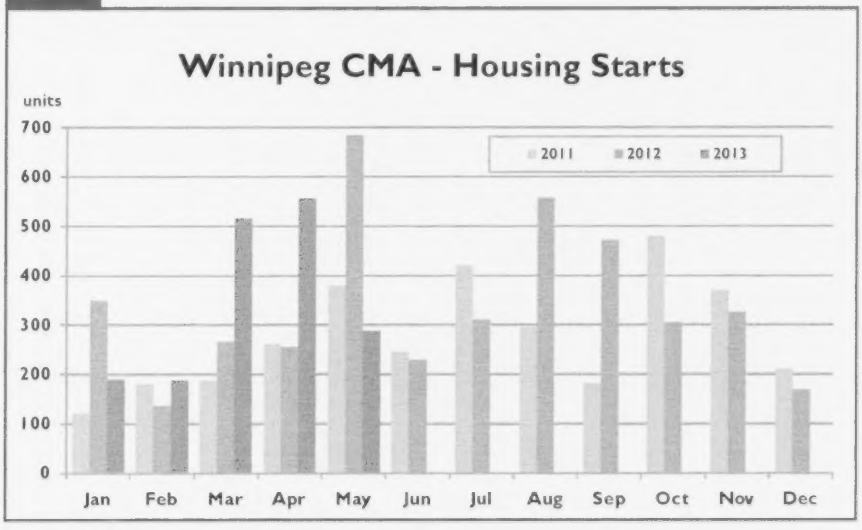
Home Market

Winnipeg Housing Starts Slow in May

Home builders in the Winnipeg Census Metropolitan Area (CMA) broke ground on 288 units in May 2013, less than half of the 685 units started in May 2012. The decline was exclusively in the multi-family sector, which can vary widely from month to month. Nonetheless, the year-to-date total of 1,734 housing starts was 2.5 per cent higher than the 1,692 units recorded in the first five months of 2012.

Builders started 260 single-detached homes in May, two per cent more than the 255 initiated in May 2012. As a result, the number of single-detached homes started in the first five months of 2013 amounted to 940 units, an increase of 15 per cent over the same

Figure 1



Source: CMHC

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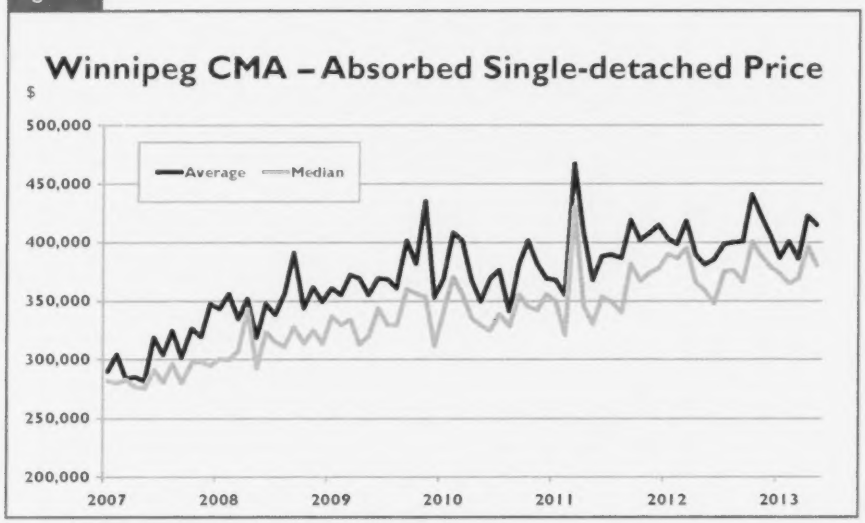
Figure 2



Source: CMHC

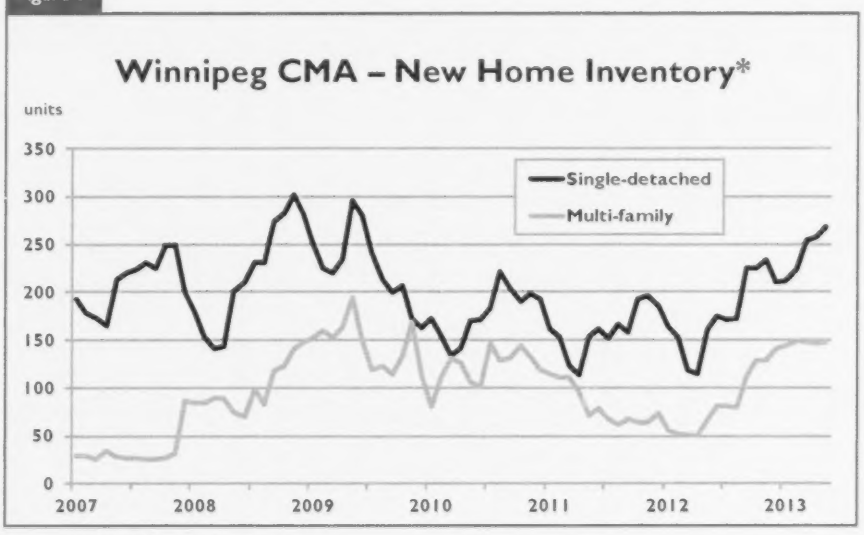
period last year. Meanwhile, finishing touches were put on 206 single-detached homes in May, substantially less than the 379 homes completed a year ago. However, owing to a high number of completions earlier in the year, the number of homes completed year-to-date totalled 898 units, 47 per cent more than were completed during the same period of 2012. There were 1,258 single-detached homes under construction at the end of May, four per cent more than at the end of May 2012.

There were 195 single-detached homes absorbed in May 2013, 41 per cent fewer than the 332 absorbed in May of 2012. Nonetheless, the number of units absorbed in the first five months of 2013 was 837 units, 32 per cent more than the corresponding period last year. This brought the inventory of completed and unoccupied single-detached homes available at the end of May to 268 units, up 68 per cent from the 160 units in inventory at the end of May 2012, and 40 per cent higher than the preceding five-year average of 191 units. Total supply, which includes units under construction and inventory, stood at 1,526 units at the end of May, which was 12 per cent higher than where it stood one year earlier. At the current 12-month average rate of absorption, this represents nine months of supply.

The average absorbed price of a new single-detached home in the Winnipeg CMA in May 2013 was $414,694, nine per cent higher than in May of 2012. As a result of lower average prices earlier in the year, the year-to-date average price was lower at $406,719, yet still represented an increase of 4.2 per cent over the average price of $390,383 recorded in the first five months of 2012.

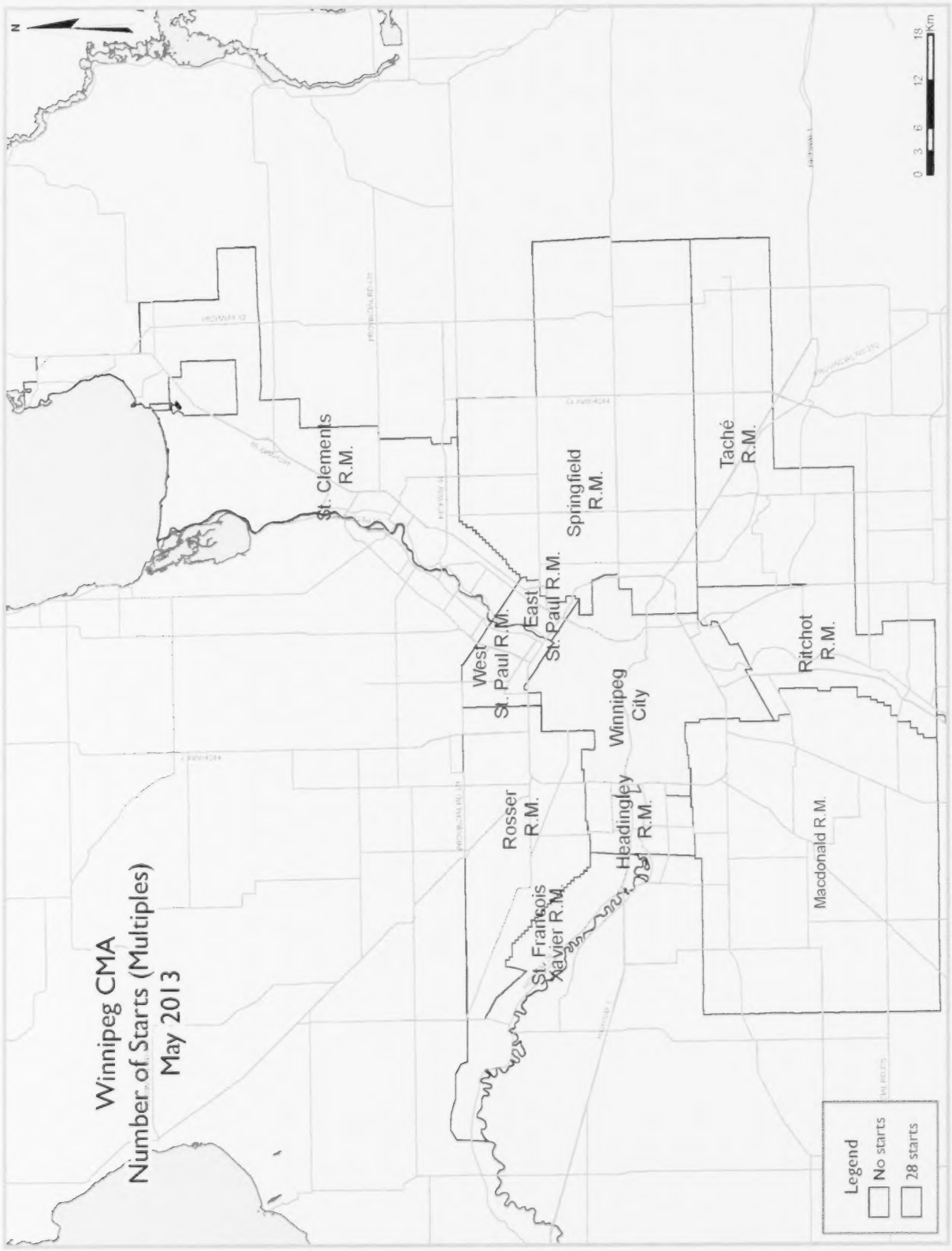
The multi-family sector, which includes semi-detached units, rows, and apartments, saw foundations poured on only 28 units in May 2013, a fraction of the 430 units started during the same month one year earlier. To the end of May, multi-family starts numbered 794 units, nine per cent fewer than were started during the first five months of 2012. Of these, 722 units were apartments, 28 were row units, while the remaining 44 were semi-detached units. With many projects started in recent months, the number of multi-family units under construction at the end of May 2013 was 2,436, 30 per cent more than the 1,870 units at the end of May 2012.

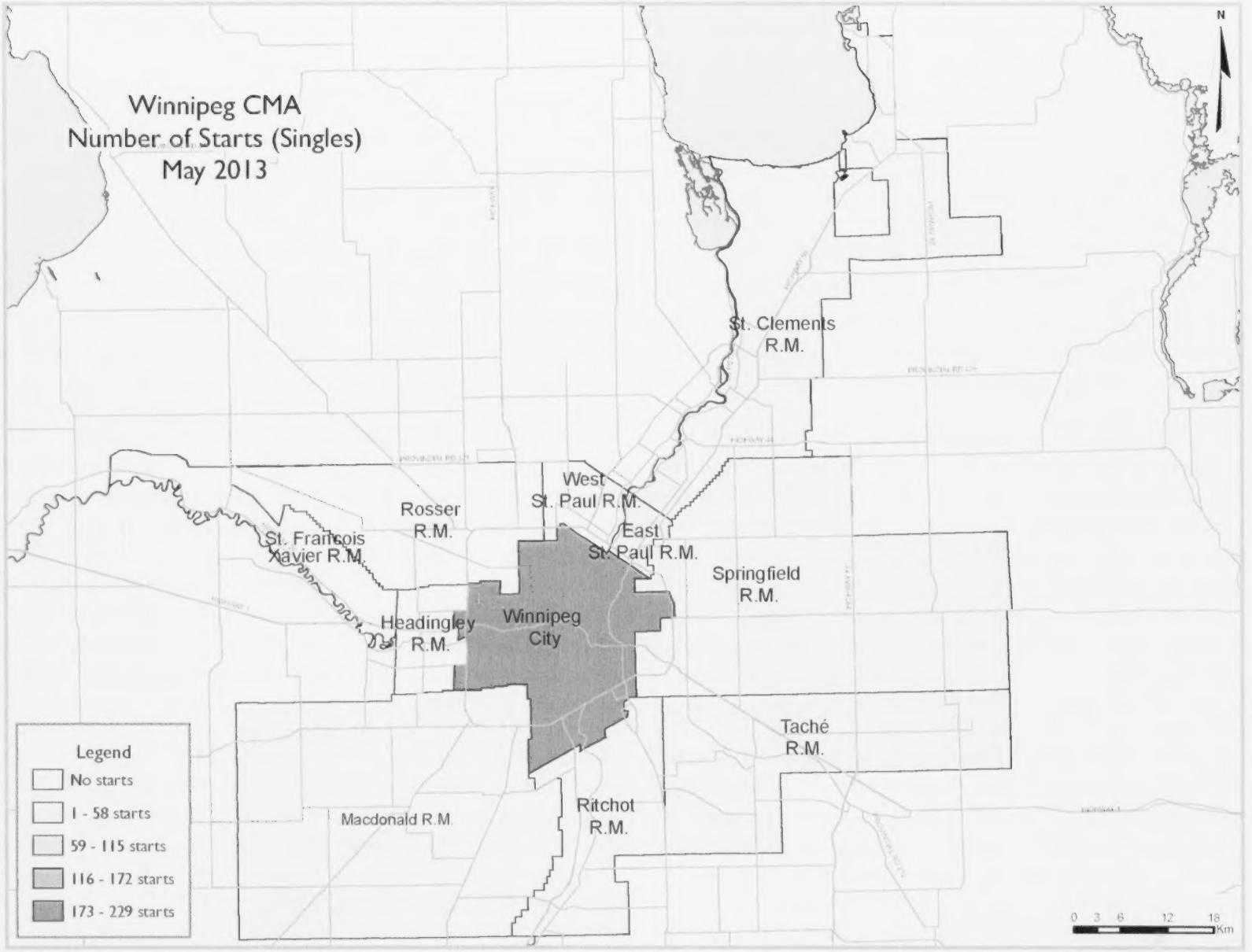
Figure 3

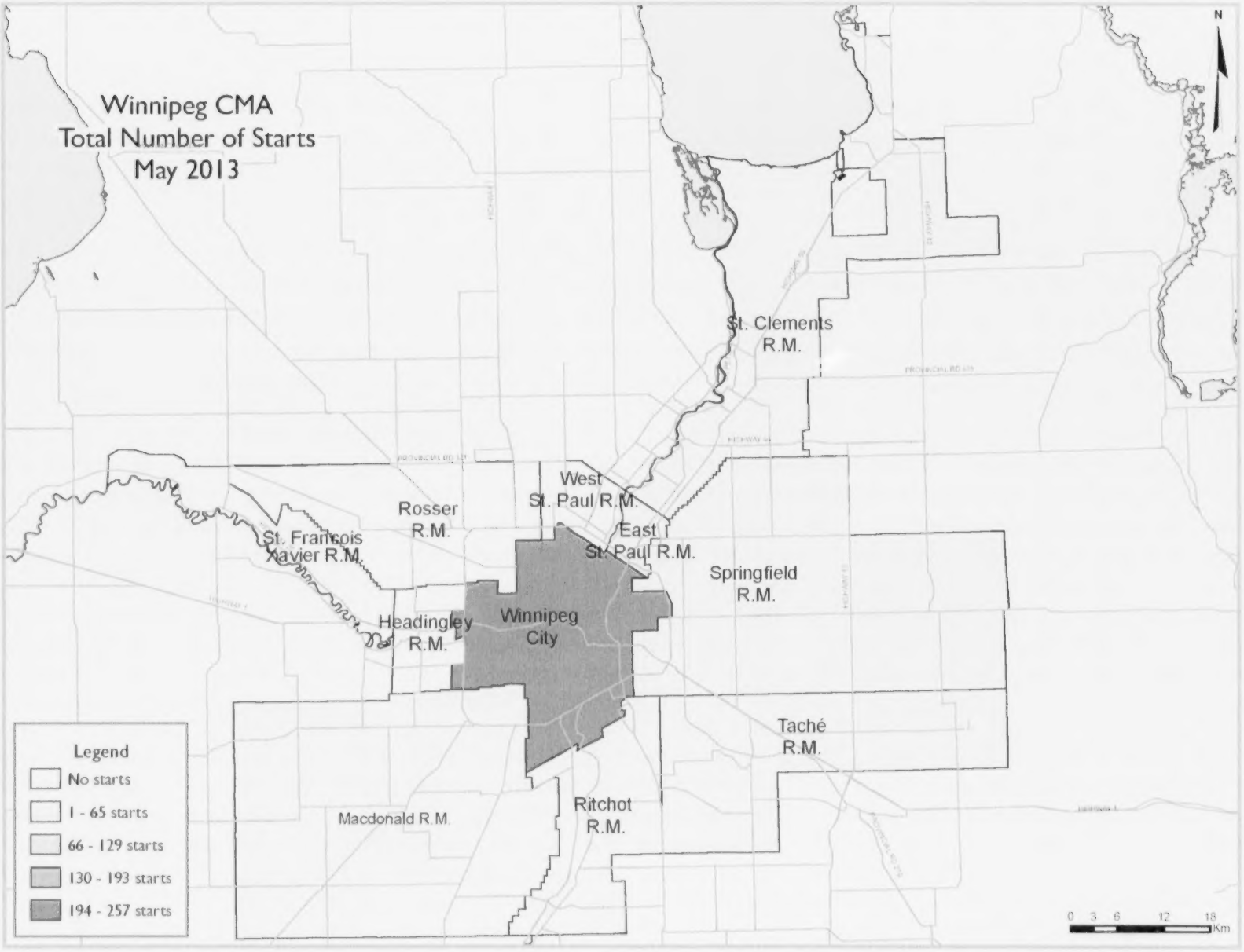


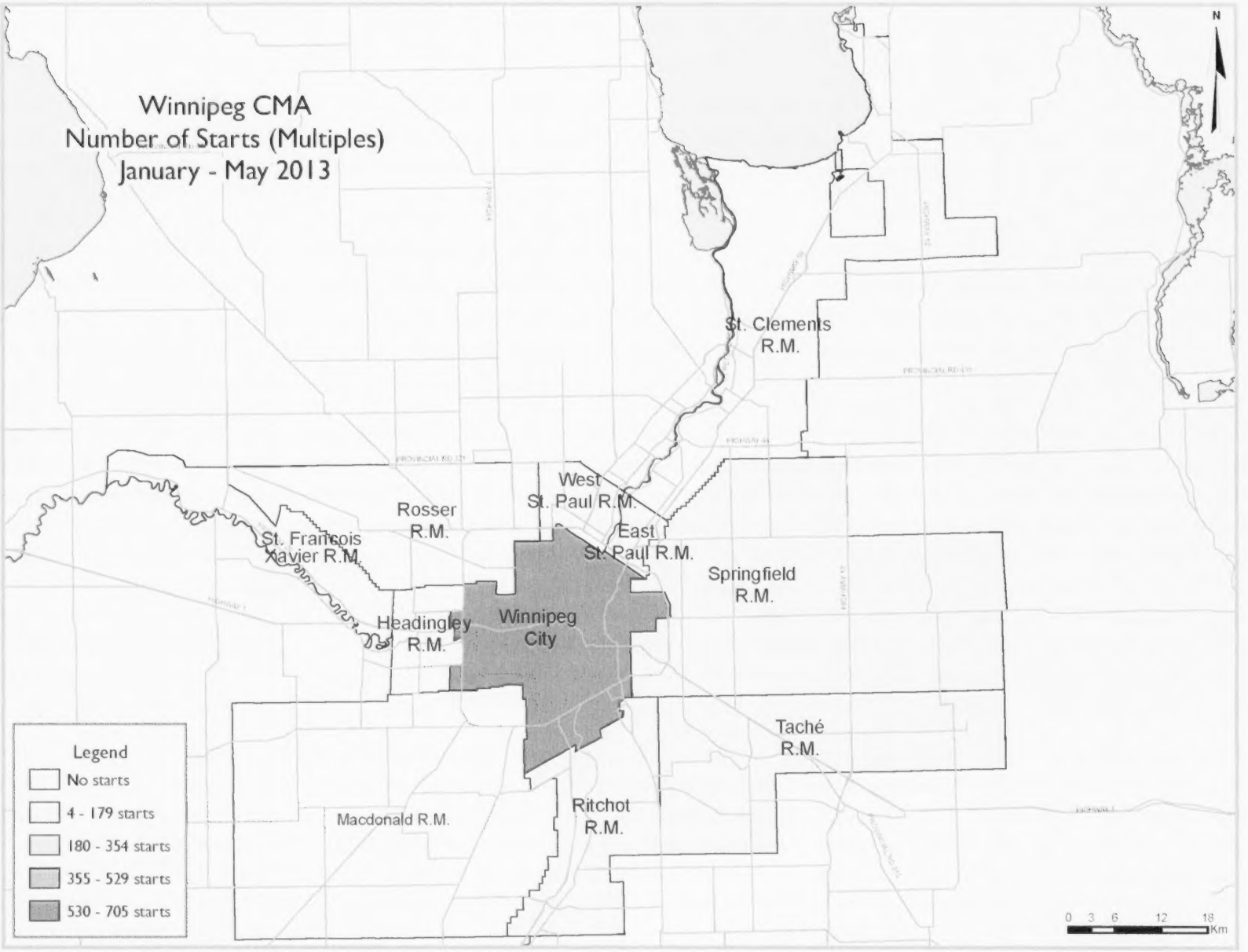
Source: CMHC (*excludes rental)

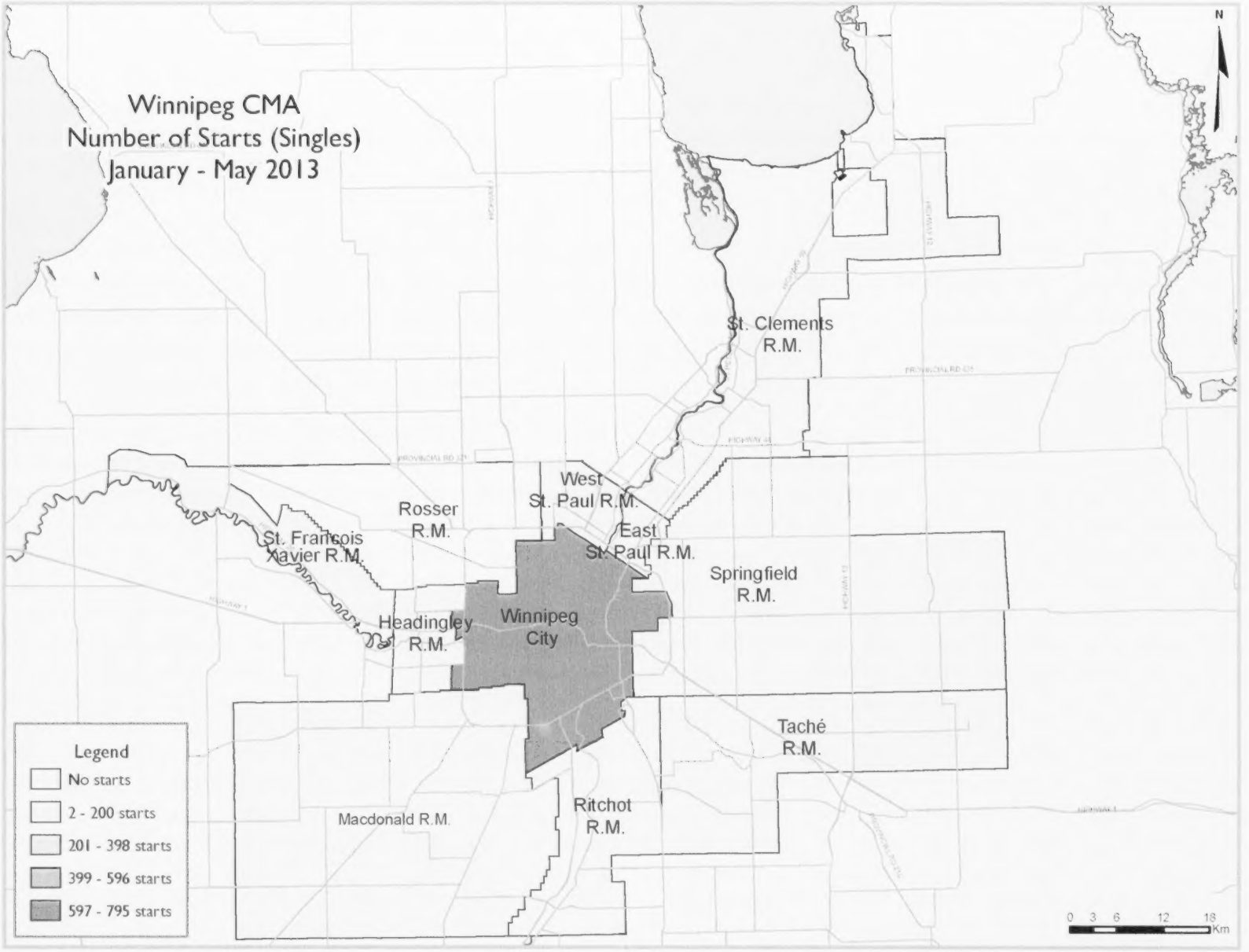
There were 84 multi-family units completed in May, 38 per cent more than the 61 one year earlier. This brought the number of completions during the first five months of 2013 to 228 units, 19 per cent fewer than during the same period of 2012. There were 34 condo and freehold multi-family units absorbed in May, five fewer than were absorbed in May 2012. Year-to-date absorptions in the ownership market now number 159 units, down three per cent from the first five months of 2012. The inventory of multi-family units available for ownership at the end of May 2013 stood at 148 units, substantially more than the 66 units in inventory during the same month one year ago. At the current 12-month average rate of absorption, this represents three months of inventory for this market, up from 1.5 months one year earlier.

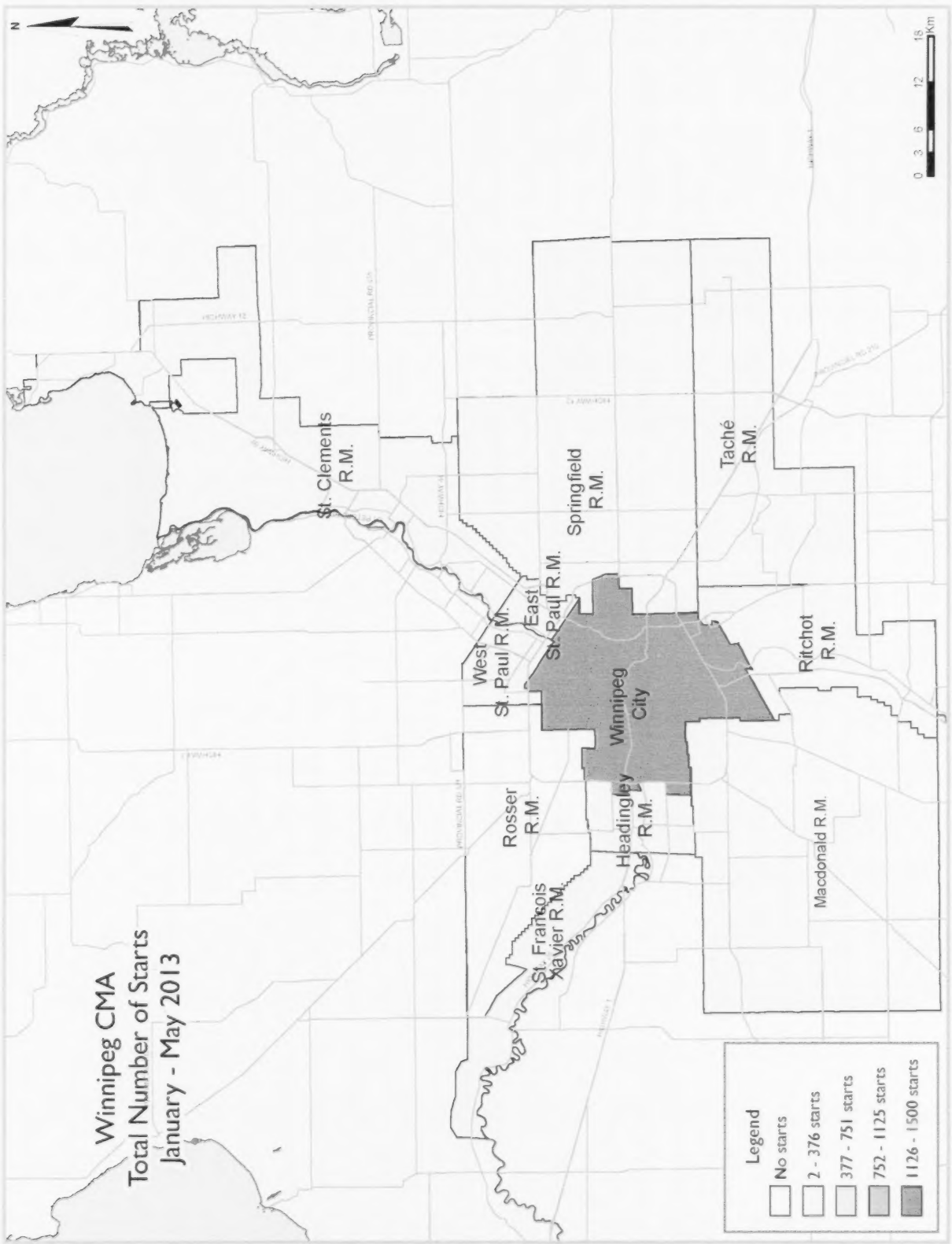

Winnipeg CMA
Number of Starts (Multiples)
May 2013
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
28 starts
0 3 6 12 18 Km


Winnipeg CMA
Number of Starts (Singles)
May 2013
N
St. Clements
R.M.
West
St. Paul R.M.
Rosser
R.M.
St. François
Xavier R.M.
East
St. Paul R.M.
Springfield
R.M.
Headingley
R.M.
Winnipeg
City
Taché
R.M.
Macdonald R.M.
Ritchot
R.M.
Legend
No starts
1 - 58 starts
59 - 115 starts
116 - 172 starts
173 - 229 starts
0 3 6 12 18
Km


Winnipeg CMA
Total Number of Starts
May 2013
N
St. Clements
R.M.
West
St. Paul R.M.
Rosser
R.M.
St. François
Xavier R.M.
East
St. Paul R.M.
Springfield
R.M.
Headingley
R.M.
Winnipeg
City
Taché
R.M.
Ritchot
R.M.
Macdonald R.M.
Legend
No starts
1 - 65 starts
66 - 129 starts
130 - 193 starts
194 - 257 starts
0 3 6 12 18
Km


Winnipeg CMA
Number of Starts (Multiples)
January - May 2013
N
St. Clements R.M.
West St. Paul R.M.
Rosser R.M.
St. François Xavier R.M.
East St. Paul R.M.
Springfield R.M.
Headingley R.M.
Winnipeg City
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
No starts
4 - 179 starts
180 - 354 starts
355 - 529 starts
530 - 705 starts
0 3 6 12 18
Km


Winnipeg CMA
Number of Starts (Singles)
January - May 2013
N
St. Clements R.M.
West St. Paul R.M.
Rosser R.M.
St. Francois Xavier R.M.
East St. Paul R.M.
Springfield R.M.
Headingley R.M.
Winnipeg City
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
No starts
2 - 200 starts
201 - 398 starts
399 - 596 starts
597 - 795 starts
0 3 6 12 18 Km


Winnipeg CMA
Total Number of Starts
January - May 2013
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 376 starts
377 - 751 starts
752 - 1125 starts
1126 - 1500 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Winnipeg CMA May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2013	260	26	0	0	2	0	0	0	288
May 2012	254	10	0	1	34	188	0	198	685
% Change	2.4	160.0	n/a	-100.0	-94.1	-100.0	n/a	-100.0	-58.0
Year-to-date 2013	937	40	0	3	32	95	0	627	1,734
Year-to-date 2012	813	28	0	3	115	352	0	381	1,692
% Change	15.3	42.9	n/a	0.0	-72.2	-73.0	n/a	64.6	2.5
UNDER CONSTRUCTION									
May 2013	1,254	42	9	4	142	824	0	1,419	3,694
May 2012	1,198	34	0	6	199	643	14	981	3,075
% Change	4.7	23.5	n/a	-33.3	-28.6	28.1	-100.0	44.6	20.1
COMPLETIONS									
May 2013	206	10	0	0	2	24	0	48	290
May 2012	377	2	0	2	4	48	7	0	440
% Change	-45.4	**	n/a	-100.0	-50.0	-50.0	-100.0	n/a	-34.1
Year-to-date 2013	895	36	0	3	28	110	0	54	1,126
Year-to-date 2012	605	2	0	7	30	124	62	63	893
% Change	47.9	**	n/a	-57.1	-6.7	-11.3	-100.0	-14.3	26.1
COMPLETED & NOT ABSORBED									
May 2013	266	9	0	2	50	89	n/a	n/a	416
May 2012	155	4	0	5	5	57	n/a	n/a	226
% Change	71.6	125.0	n/a	-60.0	**	56.1	n/a	n/a	84.1
ABSORBED									
May 2013	193	5	0	2	5	24	n/a	n/a	229
May 2012	329	2	0	3	6	31	n/a	n/a	371
% Change	-41.3	150.0	n/a	-33.3	-16.7	-22.6	n/a	n/a	-38.3
Year-to-date 2013	832	21	0	5	16	122	n/a	n/a	996
Year-to-date 2012	621	5	0	14	35	124	n/a	n/a	799
% Change	34.0	**	n/a	-64.3	-54.3	-1.6	n/a	n/a	24.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
May 2013	229	26	0	0	2	0	0	0	257
May 2012	216	10	0	0	28	188	0	198	640
East St. Paul R.M.									
May 2013	6	0	0	0	0	0	0	0	6
May 2012	0	0	0	1	0	0	0	0	1
Headingley R.M.									
May 2013	0	0	0	0	0	0	0	0	0
May 2012	6	0	0	0	0	0	0	0	6
MacDonald R.M.									
May 2013	1	0	0	0	0	0	0	0	1
May 2012	4	0	0	0	0	0	0	0	4
Ritchot R.M.									
May 2013	3	0	0	0	0	0	0	0	3
May 2012	7	0	0	0	6	0	0	0	13
Rosser R.M.									
May 2013	0	0	0	0	0	0	0	0	0
May 2012	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
May 2013	6	0	0	0	0	0	0	0	6
May 2012	6	0	0	0	0	0	0	0	6
St. Francois Xavier R.M.									
May 2013	0	0	0	0	0	0	0	0	0
May 2012	4	0	0	0	0	0	0	0	4
Springfield R.M.									
May 2013	11	0	0	0	0	0	0	0	11
May 2012	6	0	0	0	0	0	0	0	6
Tache R.M.									
May 2013	4	0	0	0	0	0	0	0	4
May 2012	5	0	0	0	0	0	0	0	5
West St. Paul R.M.									
May 2013	0	0	0	0	0	0	0	0	0
May 2012	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
May 2013	260	26	0	0	2	0	0	0	288
May 2012	254	10	0	1	34	188	0	198	685

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
May 2013	1,032	36	9	0	134	697	0	1,419	3,327
May 2012	950	34	0	0	193	601	7	909	2,694
East St. Paul R.M.									
May 2013	23	0	0	1	0	0	0	0	24
May 2012	7	0	0	4	0	0	0	0	11
Headingley R.M.									
May 2013	20	0	0	0	0	0	0	0	20
May 2012	15	0	0	0	0	0	0	36	51
MacDonald R.M.									
May 2013	37	0	0	0	0	0	0	0	37
May 2012	38	0	0	0	0	0	0	0	38
Ritchot R.M.									
May 2013	26	2	0	0	8	68	0	0	104
May 2012	24	0	0	0	6	0	0	0	30
Rosser R.M.									
May 2013	2	0	0	0	0	0	0	0	2
May 2012	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
May 2013	24	0	0	0	0	0	0	0	24
May 2012	44	0	0	0	0	30	0	0	74
St. Francois Xavier R.M.									
May 2013	4	0	0	0	0	0	0	0	4
May 2012	5	0	0	0	0	0	0	0	5
Springfield R.M.									
May 2013	54	4	0	3	0	0	0	0	61
May 2012	63	0	0	2	0	0	0	0	65
Tache R.M.									
May 2013	15	0	0	0	0	59	0	0	74
May 2012	32	0	0	0	0	12	7	36	87
West St. Paul R.M.									
May 2013	17	0	0	0	0	0	0	0	17
May 2012	19	0	0	0	0	0	0	0	19
Winnipeg CMA									
May 2013	1,254	42	9	4	142	824	0	1,419	3,694
May 2012	1,198	34	0	6	199	643	14	981	3,075

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
May 2013	153	6	0	0	0	24	0	48	231
May 2012	339	2	0	0	4	48	0	0	393
East St. Paul R.M.									
May 2013	1	0	0	0	0	0	0	0	1
May 2012	4	0	0	1	0	0	0	0	5
Headingley R.M.									
May 2013	10	0	0	0	0	0	0	0	10
May 2012	4	0	0	0	0	0	0	0	4
Macdonald R.M.									
May 2013	12	0	0	0	0	0	0	0	12
May 2012	3	0	0	0	0	0	0	0	3
Ritchot R.M.									
May 2013	8	2	0	0	0	0	0	0	10
May 2012	4	0	0	0	0	0	0	0	4
Rosser R.M.									
May 2013	0	0	0	0	0	0	0	0	0
May 2012	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
May 2013	2	0	0	0	0	0	0	0	2
May 2012	7	0	0	0	0	0	0	0	7
St. Francois Xavier R.M.									
May 2013	6	0	0	0	0	0	0	0	6
May 2012	0	0	0	0	0	0	0	0	0
Springfield R.M.									
May 2013	10	2	0	0	2	0	0	0	14
May 2012	13	0	0	1	0	0	0	0	14
Tache R.M.									
May 2013	0	0	0	0	0	0	0	0	0
May 2012	2	0	0	0	0	0	7	0	9
West St. Paul R.M.									
May 2013	4	0	0	0	0	0	0	0	4
May 2012	1	0	0	0	0	0	0	0	1
Winnipeg CMA									
May 2013	206	10	0	0	2	24	0	48	290
May 2012	377	2	0	2	4	48	7	0	440

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
May 2013	196	4	0	0	47	79	n/a	n/a	326
May 2012	135	4	0	0	5	56	n/a	n/a	200
East St. Paul R.M.									
May 2013	3	0	0	1	0	0	n/a	n/a	4
May 2012	0	0	0	2	0	0	n/a	n/a	2
Headingley R.M.									
May 2013	10	0	0	0	0	0	n/a	n/a	10
May 2012	3	0	0	0	0	0	n/a	n/a	3
MacDonald R.M.									
May 2013	12	0	0	0	0	0	n/a	n/a	12
May 2012	3	0	0	0	0	0	n/a	n/a	3
Ritchot R.M.									
May 2013	10	3	0	0	1	3	n/a	n/a	17
May 2012	0	0	0	0	0	0	n/a	n/a	0
Rosser R.M.									
May 2013	0	0	0	0	0	0	n/a	n/a	0
May 2012	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
May 2013	1	0	0	0	0	6	n/a	n/a	7
May 2012	1	0	0	0	0	1	n/a	n/a	2
St. Francois Xavier R.M.									
May 2013	6	0	0	0	0	0	n/a	n/a	6
May 2012	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
May 2013	27	2	0	1	2	0	n/a	n/a	32
May 2012	12	0	0	3	0	0	n/a	n/a	15
Tache R.M.									
May 2013	0	0	0	0	0	1	n/a	n/a	1
May 2012	1	0	0	0	0	0	n/a	n/a	1
West St. Paul R.M.									
May 2013	1	0	0	0	0	0	n/a	n/a	1
May 2012	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
May 2013	266	9	0	2	50	89	n/a	n/a	416
May 2012	155	4	0	5	5	57	n/a	n/a	226

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
May 2013	156	4	0	0	0	24	n/a	n/a	184
May 2012	296	2	0	0	5	31	n/a	n/a	334
East St. Paul R.M.									
May 2013	0	0	0	0	0	0	n/a	n/a	0
May 2012	4	0	0	1	0	0	n/a	n/a	5
Headingley R.M.									
May 2013	10	0	0	0	0	0	n/a	n/a	10
May 2012	1	0	0	0	0	0	n/a	n/a	1
MacDonald R.M.									
May 2013	11	0	0	0	0	0	n/a	n/a	11
May 2012	3	0	0	0	0	0	n/a	n/a	3
Ritchot R.M.									
May 2013	3	1	0	0	5	0	n/a	n/a	9
May 2012	4	0	0	0	0	0	n/a	n/a	4
Rosser R.M.									
May 2013	0	0	0	0	0	0	n/a	n/a	0
May 2012	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
May 2013	3	0	0	0	0	0	n/a	n/a	3
May 2012	8	0	0	0	0	0	n/a	n/a	8
St. Francois Xavier R.M.									
May 2013	1	0	0	0	0	0	n/a	n/a	1
May 2012	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
May 2013	5	0	0	2	0	0	n/a	n/a	7
May 2012	10	0	0	2	0	0	n/a	n/a	12
Tache R.M.									
May 2013	0	0	0	0	0	0	n/a	n/a	0
May 2012	2	0	0	0	1	0	n/a	n/a	3
West St. Paul R.M.									
May 2013	4	0	0	0	0	0	n/a	n/a	4
May 2012	1	0	0	0	0	0	n/a	n/a	1
Winnipeg CMA									
May 2013	193	5	0	2	5	24	n/a	n/a	229
May 2012	329	2	0	3	6	31	n/a	n/a	371

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Winnipeg CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777
% Change	-0.7	83.3	n/a	-60.0	-4.1	27.0	50.0	30.4	7.4
2005	1,746	12	0	10	122	222	4	470	2,586
% Change	-5.9	100.0	n/a	-63.0	60.5	73.4	n/a	18.4	3.9
2004	1,855	6	0	27	76	128	0	397	2,489
% Change	15.0	200.0	n/a	-3.6	-2.6	-57.0	-100.0	-2.5	2.4
2003	1,613	2	0	28	78	298	4	407	2,430

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	% Change
Winnipeg City	229	216	28	10	0	28	0	386	257	640	-59.8
East St. Paul R.M.	6	1	0	0	0	0	0	0	6	1	**
Headingley R.M.	0	6	0	0	0	0	0	0	0	6	-100.0
MacDonald R.M.	1	4	0	0	0	0	0	0	1	4	-75.0
Ritchot R.M.	3	7	0	0	0	6	0	0	3	13	-76.9
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	6	6	0	0	0	0	0	0	6	6	0.0
St. Francois Xavier R.M.	0	4	0	0	0	0	0	0	0	4	-100.0
Springfield R.M.	11	6	0	0	0	0	0	0	11	6	83.3
Tache R.M.	4	5	0	0	0	0	0	0	4	5	-20.0
West St. Paul R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	260	255	28	10	0	34	0	386	288	685	-58.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Winnipeg City	795	678	38	40	20	97	647	685	1,500	1,500	0.0
East St. Paul R.M.	14	8	0	0	0	0	0	0	14	8	75.0
Headingley R.M.	5	13	0	0	0	0	0	0	5	13	-61.5
MacDonald R.M.	35	25	0	0	0	0	0	0	35	25	40.0
Ritchot R.M.	12	11	2	0	8	6	40	0	62	17	**
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	17	16	0	0	0	0	0	0	17	16	6.3
St. Francois Xavier R.M.	2	5	0	0	0	0	0	0	2	5	-60.0
Springfield R.M.	46	45	4	0	0	0	0	0	50	45	11.1
Tache R.M.	10	10	0	0	0	0	35	48	45	58	-22.4
West St. Paul R.M.	4	4	0	0	0	0	0	0	4	4	0.0
Winnipeg CMA	940	816	44	40	28	103	722	733	1,734	1,692	2.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012
Winnipeg City	0	28	0	0	0	188	0	198
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	6	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	0	34	0	0	0	188	0	198

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Winnipeg City	20	97	0	0	20	352	627	333
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	8	6	0	0	40	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	35	0	0	48
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	28	103	0	0	95	352	627	381

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
May 2013

Submarket	Freehold		Condominium		Rental		Total*	
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012
Winnipeg City	255	226	2	216	0	198	257	640
East St. Paul R.M.	6	0	0	1	0	0	6	1
Headingley R.M.	0	6	0	0	0	0	0	6
MacDonald R.M.	1	4	0	0	0	0	1	4
Ritchot R.M.	3	7	0	6	0	0	3	13
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	6	6	0	0	0	0	6	6
St. Francois Xavier R.M.	0	4	0	0	0	0	0	4
Springfield R.M.	11	6	0	0	0	0	11	6
Tache R.M.	4	5	0	0	0	0	4	5
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	286	264	2	223	0	198	288	685

Table 2.5: Starts by Submarket and by Intended Market
January - May 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Winnipeg City	829	706	44	461	627	333	1,500	1,500
East St. Paul R.M.	14	5	0	3	0	0	14	8
Headingley R.M.	5	13	0	0	0	0	5	13
MacDonald R.M.	35	25	0	0	0	0	35	25
Ritchot R.M.	14	11	48	6	0	0	62	17
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	17	16	0	0	0	0	17	16
St. Francois Xavier R.M.	2	5	0	0	0	0	2	5
Springfield R.M.	47	45	3	0	0	0	50	45
Tache R.M.	10	10	35	0	0	48	45	58
West St. Paul R.M.	4	4	0	0	0	0	4	4
Winnipeg CMA	977	841	130	470	627	381	1,734	1,692

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	% Change
Winnipeg City	153	339	6	2	0	4	72	48	231	393	-41.2
East St. Paul R.M.	1	5	0	0	0	0	0	0	1	5	-80.0
Headingley R.M.	10	4	0	0	0	0	0	0	10	4	150.0
MacDonald R.M.	12	3	0	0	0	0	0	0	12	3	**
Ritchot R.M.	8	4	2	0	0	0	0	0	10	4	150.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	2	7	0	0	0	0	0	0	2	7	-71.4
St. Francois Xavier R.M.	6	0	0	0	0	0	0	0	6	0	n/a
Springfield R.M.	10	14	4	0	0	0	0	0	14	14	0.0
Tache R.M.	0	2	0	0	0	7	0	0	0	9	-100.0
West St. Paul R.M.	4	1	0	0	0	0	0	0	4	1	**
Winnipeg CMA	206	379	12	2	0	11	72	48	290	440	-34.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Winnipeg City	689	498	32	6	24	81	164	187	909	772	17.7
East St. Paul R.M.	6	5	0	0	0	0	0	0	6	5	20.0
Headingley R.M.	23	6	0	0	0	0	0	0	23	6	**
MacDonald R.M.	24	11	0	0	0	0	0	0	24	11	118.2
Ritchot R.M.	21	11	4	0	0	0	0	0	25	11	127.3
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	32	14	0	0	0	0	0	0	32	14	128.6
St. Francois Xavier R.M.	6	0	0	0	0	0	0	0	6	0	n/a
Springfield R.M.	52	44	4	0	0	0	0	0	56	44	27.3
Tache R.M.	31	15	0	0	0	7	0	0	31	22	40.9
West St. Paul R.M.	14	7	0	0	0	0	0	0	14	7	100.0
Winnipeg CMA	898	612	40	6	24	88	164	187	1,126	893	26.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012
Winnipeg City	0	4	0	0	24	48	48	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	7	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	0	4	0	7	24	48	48	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Winnipeg City	24	26	0	55	110	124	54	63
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	7	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	24	26	0	62	110	124	54	63

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
May 2013

Submarket	Freehold		Condominium		Rental		Total*	
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012
Winnipeg City	159	341	24	52	48	0	231	393
East St. Paul R.M.	1	4	0	1	0	0	1	5
Headingley R.M.	10	4	0	0	0	0	10	4
MacDonald R.M.	12	3	0	0	0	0	12	3
Ritchot R.M.	10	4	0	0	0	0	10	4
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	2	7	0	0	0	0	2	7
St. Francois Xavier R.M.	6	0	0	0	0	0	6	0
Springfield R.M.	12	13	2	1	0	0	14	14
Tache R.M.	0	2	0	0	0	7	0	9
West St. Paul R.M.	4	1	0	0	0	0	4	1
Winnipeg CMA	216	379	26	54	48	7	290	440

Table 3.5: Completions by Submarket and by Intended Market
January - May 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Winnipeg City	719	500	136	154	54	118	909	772
East St. Paul R.M.	5	4	1	1	0	0	6	5
Headingley R.M.	23	6	0	0	0	0	23	6
MacDonald R.M.	24	11	0	0	0	0	24	11
Ritchot R.M.	25	11	0	0	0	0	25	11
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	32	14	0	0	0	0	32	14
St. Francois Xavier R.M.	6	0	0	0	0	0	6	0
Springfield R.M.	52	38	4	6	0	0	56	44
Tache R.M.	31	15	0	0	0	7	31	22
West St. Paul R.M.	14	7	0	0	0	0	14	7
Winnipeg CMA	931	607	141	161	54	125	1,126	893

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
May 2013	10	6.5	36	23.4	49	31.8	23	14.9	36	23.4	154	379,195	405,758
May 2012	50	17.2	87	30.0	68	23.4	45	15.5	40	13.8	290	353,741	377,968
Year-to-date 2013	56	8.9	153	24.4	166	26.5	95	15.2	157	25.0	627	378,980	403,258
Year-to-date 2012	87	17.9	124	25.6	105	21.6	77	15.9	92	19.0	485	366,424	388,869
East St. Paul R.M.													
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2012	0	0.0	0	0.0	2	50.0	0	0.0	2	50.0	4	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	2	25.0	1	12.5	5	62.5	8	--	--
Headingley R.M.													
May 2013	0	0.0	2	20.0	1	10.0	1	10.0	6	60.0	10	492,500	489,688
May 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	0.0	2	16.7	2	16.7	1	8.3	7	58.3	12	492,500	485,488
Year-to-date 2012	0	0.0	1	33.3	1	33.3	0	0.0	1	33.3	3	--	--
MacDonald R.M.													
May 2013	0	0.0	0	0.0	0	0.0	2	20.0	8	80.0	10	488,000	554,890
May 2012	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2013	0	0.0	0	0.0	1	5.6	3	16.7	14	77.8	18	504,450	552,199
Year-to-date 2012	0	0.0	2	16.7	2	16.7	0	0.0	8	66.7	12	475,891	441,125
Ritchot R.M.													
May 2013	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	--	--
May 2012	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2013	3	18.8	3	18.8	4	25.0	4	25.0	2	12.5	16	363,750	374,825
Year-to-date 2012	3	27.3	3	27.3	2	18.2	1	9.1	2	18.2	11	343,360	373,705
Rosser R.M.													
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
St. Clements R.M.													
May 2013	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
May 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	3	60.0	0	0.0	1	20.0	0	0.0	1	20.0	5	--	--
Year-to-date 2012	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	--	--
St. Francois Xavier R.M.													
May 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
May 2013	2	33.3	1	16.7	3	50.0	0	0.0	0	0.0	6	--	--
May 2012	1	11.1	3	33.3	1	11.1	3	33.3	1	11.1	9	--	--
Year-to-date 2013	8	25.0	5	15.6	5	15.6	6	18.8	8	25.0	32	362,450	365,653
Year-to-date 2012	7	20.0	10	28.6	7	20.0	7	20.0	4	11.4	35	355,680	371,515
Tache R.M.													
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
West St. Paul R.M.													
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2012	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Winnipeg CMA													
May 2013	14	7.5	39	21.0	55	29.6	27	14.5	51	27.4	186	379,950	414,694
May 2012	51	16.3	91	29.2	72	23.1	49	15.7	49	15.7	312	358,851	381,167
Year-to-date 2013	70	9.7	163	22.7	181	25.2	109	15.2	196	27.3	719	379,000	406,719
Year-to-date 2012	97	17.3	141	25.1	122	21.7	87	15.5	114	20.3	561	373,318	390,383

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
May 2013

Submarket	May 2013	May 2012	% Change	YTD 2013	YTD 2012	% Change
Winnipeg City	405,758	377,968	7.4	403,258	388,869	3.7
East St. Paul R.M.	--	--	n/a	--	--	n/a
Headingley R.M.	489,688	--	n/a	485,488	--	n/a
MacDonald R.M.	554,890	--	n/a	552,199	441,125	25.2
Ritchot R.M.	--	--	n/a	374,825	373,705	0.3
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	--	--	n/a
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	--	--	n/a	365,653	371,515	-1.6
Tache R.M.	--	--	n/a	--	--	n/a
West St. Paul R.M.	--	--	n/a	--	--	n/a
Winnipeg CMA	414,694	381,167	8.8	406,719	390,383	4.2

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg
May 2013

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2012	January	516	-1.7	1,003	942	1,286	78.0	237,832	3.5	243,665
	February	731	0.1	1,010	1,150	1,394	72.5	250,754	9.9	256,354
	March	1,029	-7.5	997	1,482	1,410	70.7	247,459	2.3	248,326
	April	1,250	14.6	1,067	1,885	1,401	76.2	261,263	8.6	248,823
	May	1,499	9.7	1,011	1,977	1,338	75.6	266,379	7.2	255,453
	June	1,396	-4.5	1,014	1,786	1,415	71.7	257,095	5.4	252,969
	July	1,150	-2.5	969	1,493	1,299	74.6	249,175	4.6	245,260
	August	1,152	-4.4	1,000	1,590	1,420	70.4	248,301	5.1	252,308
	September	973	-14.4	1,001	1,506	1,446	69.2	248,750	4.8	256,042
	October	1,042	3.1	996	1,367	1,402	71.0	259,434	6.1	263,536
	November	793	-3.5	998	945	1,406	71.0	263,786	11.7	270,671
	December	563	-14.3	1,027	549	1,458	70.4	257,719	-4.2	267,420
2013	January	565	9.5	1,043	998	1,360	76.7	248,720	4.6	258,872
	February	631	-13.7	941	1,015	1,323	71.1	270,463	7.9	268,123
	March	783	-23.9	853	1,397	1,388	61.5	271,198	9.6	269,826
	April	1,179	-5.7	950	1,845	1,361	69.8	270,218	3.4	255,043
	May	1,462	-2.5	988	2,242	1,452	68.0	274,437	3.0	259,523
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	2,276	-3.8		3,574			246,334	4.8	
	Q1 2013	1,979	-13.0		3,410			264,546	7.4	
	YTD 2012	5,025	4.2		7,436			256,028	6.6	
	YTD 2013	4,620	-8.1		7,497			269,124	5.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
May 2013

		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	126.4	118.6	414	5.8	70.0	789
	February	595	3.20	5.24	126.9	118.7	416	5.8	70.2	784
	March	595	3.20	5.24	127.8	119.2	417	5.7	70.3	780
	April	607	3.20	5.44	128.1	120.0	419	5.6	70.4	777
	May	601	3.20	5.34	128.3	120.4	420	5.4	70.3	781
	June	595	3.20	5.24	129.2	120.0	419	5.4	70.0	783
	July	595	3.10	5.24	129.5	119.9	416	5.5	69.6	791
	August	595	3.10	5.24	129.7	120.2	415	5.7	69.5	795
	September	595	3.10	5.24	130.4	120.6	416	5.6	69.5	797
	October	595	3.10	5.24	131.0	120.9	416	5.5	69.4	800
	November	595	3.10	5.24	131.5	120.8	416	5.4	69.3	799
	December	595	3.00	5.24	132.6	119.9	416	5.5	69.3	798
2013	January	595	3.00	5.24	133.8	120.0	419	5.4	69.6	790
	February	595	3.00	5.24	133.9	121.3	420	5.4	69.6	788
	March	590	3.00	5.14	134.3	121.9	420	5.4	69.6	785
	April	590	3.00	5.14	135.1	122.2	419	5.8	69.6	786
	May	590	3.00	5.14		122.6	418	6.3	69.7	790
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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